COMM AT NW COR OF NW1/4 OF SE 1/
S 434.10 FT FOR POB, CONT S 580
N 580 FT, E 375.52 FT TO POB .

DUBOSE ALAN W/DUBOSE SHANNON MARIE
22224 S US HIGHWAY 441
HIGH SPRINGS, FL 32643

2026

16-7S-17-10004-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

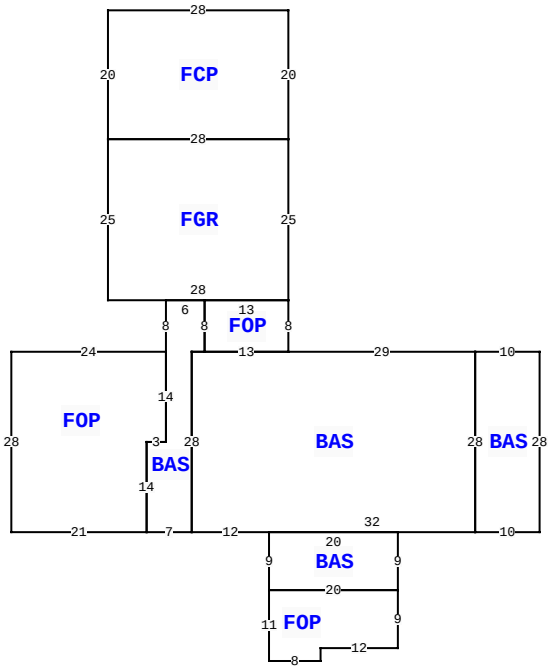
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	16717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	180	100		180	20,756
BAS	202	100		202	23,293
BAS	280	100		280	32,287
BAS	1,232	100		1,232	142,061
FCP	560	25		140	16,144
FGR	700	55		385	44,394
FOP	104	30		31	3,575
FOP	196	30		59	6,803
FOP	630	30		189	21,794
TOTALS	4,084			2,698	311,106

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,698	118.3350	132.54	357,593	1940	2012	0	0	0	13.00	87.00

1 SINGLE FAM 100% - 2019 Heated Area: 1894 HX Base Yr 2019



22224 S US HIGHWAY 441 , HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		311,106
TOTAL MARKET OB/XF VALUE		10,150
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		371,256
SOH/AGL Deduction		102,417
ASSESSED VALUE		268,839
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		218,117
TOTAL JUST VALUE		371,256
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		374,832

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34444	REMODEL	803	09/13/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1317/0332	6/20/2016	WD	U	I	30	100
GRANTOR: TRUDIE ANN DUBOSE						
GRANTEE: ALAN W & SHANNON M						
1221/1329	9/16/2011	WD	U	I	11	100
GRANTOR: KENNETH & TRUDIE ANN						
GRANTEE: KENNETH L & TRUDIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 FOP= N8 FGR= N25 FCP= N20 W28 S20 E28$ W28 S25 E28$ W13 S8 E13$ W13 BAS= N8 W6 S8 FOP= W24 S28 E21 N14 E3 N14 $ S14 W3 S14 E7 N28 E2$ W2 S28 E12 BAS= S9 FOP= S11 E8 N2 E12 N9 W20$ E20 N9 W20$ E32 BAS= E10 N28 W10 S28$ N28$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	9,750	

LAND DESCRIPTION

TOTAL OB/XF 10,150

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							
2	0000	C	VAC RES	100		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,000							

REVIEW DATE 01/04/2019 BY JS Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/19/2025 BY SYS